BOW River

C.P.R.

N 69°47'E

855.0

Inter C. grade 3366.16

60.16

Inter C. grade 65.95

59.95

Inter C. grade 3366.82

69.82

S 89°52' E 73.33

78.2

2.30.4

N 69°47'E

N 0°08' E

3366

8" 0.30%

Area enclosed by dotted lines 17.28 Acres.

0.30%

Inter C. grade 3364.98

58.98

1.33%

Inter C. grade 3364.00

58.00

59.04

Inter C. grade 336860

16 ST. E

12TH. Ave. E.

16 A ST.

10" 0.26%

To Calgary Depot

C.T.P.Ry.

eiver

C.P.R.

3364

66

66

66

68

68

68

66

855·0

N 69°47'E

Inter
C. grade
3366·16
60·16

Inter
C. grade
59·95 65·95

8" 0·30%

0·30%

417·8
N 88°01'E

142·8

MAIN HOWE ST.

enclosed by dotted lines 17.28 Acres.

3366

Inter
C. grade
3364·98
58·98

0·30%

3366

0·30%

8" 0·30%

56

64

3364

0·30%

62

Inter C.
grade
3364·00
58·00

8" 0·30%

62

60

60

10" 0·25%

62
64
66
3370

3360
62

64

C.P.R. C & E R. OF W.
4 TRACKS.

Plan 164
Index 553.

enclosed by dotted lines 17.28 Acres.

59.95 65.95

8" 0.30%

0.30%

0.30%

3366

Inter C. Grade 3364.98

58.98

3366

8" 0.30%

0.30%

0.30%

66

64

3364

0.30%

62 Inter C. Grade 3364.00

8" 0.30% 62 58.00

62

60

60

8" 0.25%

62

67

68

3370

3369

62

64

66

68

70

3370

& C.P.R.; C & E R. 4 TRACKS.

R. of W.

17 ST. E.

57.12

10" 0.25%

56.94

10" 0.25%

55.44

58.00

17A ST. E.

8" 0.30% (Old Sewer)

To - See Plan 164 Drawer 5, Index 553.

ave. E.

17

ARCE ESTATE
BLE SUBDIVISION
HAT PORTION LYING
T OF C.P.R. (C. & E. BR.)
CALE, 1" = 100'
Y OF CALGARY
CE OF CITY ENGINEER.

Approved by

City Engr.

File No.

3 180

Area enclosed by dotted lines 17.28 Acres.

16 ST. E

12 TH. Ave. E.

14 TH. Ave. E.

16 A St.

17 St. E.

G.T.P. Ry

← To Calgary Depot

Inter C. grade 3366.82

Inter C. grade 3364.98

Inter C. grade 3364.00

Inter C. grade 3368.60

59.95 65.95

60.82

58.98

59.04

58.00

57.12

56.94

8" 0.30%

10" 0.25%

1.33%

N 69° 47' E 230.4'

S 89° 52' E 73.33'

78.2'

Drawn by S.H.F.

Nov. 27, 1914

INDEX No.

PEARCE ESTATE

POSSIBLE SUBDIVISION OF THAT PORTION LYING EAST OF C.P.R. (C. & E. Br.)

SCALE, 1" = 100'

CITY OF CALGARY

OFFICE OF CITY ENGINEER.

DAF-1814-169-931-001

Ex In Cfo identificación

74-169 - 931

Assessment

LDA-(R7L)

BOW RIVER

C.P.R.

3364

66

66

66

68

68

64

955.0

N 69°47'E

Inter
C. grade
3366.16

60.16

Inter
C. grade

59.95

65.95

3372

3370

70

68

66

64

S 89°52'E

73.33

78.2

22.25

230.4

N 69°47'E

N 0°08'E

Inter
C. grade
3366.82

60.82

3366

64

67

60

62

64

66

68

8" 0.30%

0.30%

Area enclosed by dotted lines 17.28 Acres.

3366

Inter
C. grade
3364.98

58.98

0.30%

1.33%

64

3368

0.30

62

Inter C.
grade
3364.00

58.00

59.04

Inter
C. grade
3368.60

8" 0.30%

60

10" 0.25%

16 ST. E

12TH. Ave. E.

16 A ST.

← To Calgary Depot

G.T.P.R.

eiver

C.P.R.

3364

66

66

66

68

68

68

66

855·0

N 69°47'E

Inter
C. grade
3366·16
60·16

Inter
C. grade
59·95 65·95

417·8
N 88°01'E.

142·8

To Edmonton

enclosed by dotted lines 17.28 Acres.

0·30%

8" 0·30%

Inter
C. grade
3364·98
58·98

3366

0·30%

0·30%

8" 0·30%

66

64

3364

0·30%

Inter C.
grade
3364·00
58·00

8" 0·30%

62

60

60

10" 0·25%

62
64
66
68
3370

3360
62

C.P.R.C&E R. of W.
4 TRACKS.

on 164
dex 553.

enclosed by dotted lines 17.28 Acres.

59.95 65.35

8" 0.30%

0.30%

0.30%

Inter C. Grade 3364.98

58.98

0.30%

8" 0.30%

0.30%

0.30%

Inter C. Grade 3324.00

58.00

8" 0.30%

10" 0.25%

17 ST. E.

57.12

10" 0.25%

56.94

10" 0.25%

55.44

58.00

8" 0.30% (To Sewer)

17A ST. E.

To - See Plan 164 Drawer 5, Index 553.

C.P.R. C.K.E.R. of W. 4 Tracks

ve. E.

17

RCE ESTATE
BLE SUBDIVISION
AT PORTION LYING
OF C.P.R. (C. & E. BR.)
ALE, 1" = 100'
OF CALGARY
E OF CITY ENGINEER.

Approved by

City Engr.

File No.

(3) 180

Area enclosed by dotted lines 17.28 Acres.

16 ST. E

12 TH. Ave. E.

16 A St. E

11 ST. E

14 TH. Ave. E.

17

Inter C. grade 69·82

Inter C. grade 59·95 65·98

Inter C. grade 58·98 336·98

Inter C. grade 58·00 336·00

59·04 Inter C. grade 336·60

57·12

56·94

8" 0.30%

0.30%

1·33%

0.25%

C.P.R.

To Calgary Depot

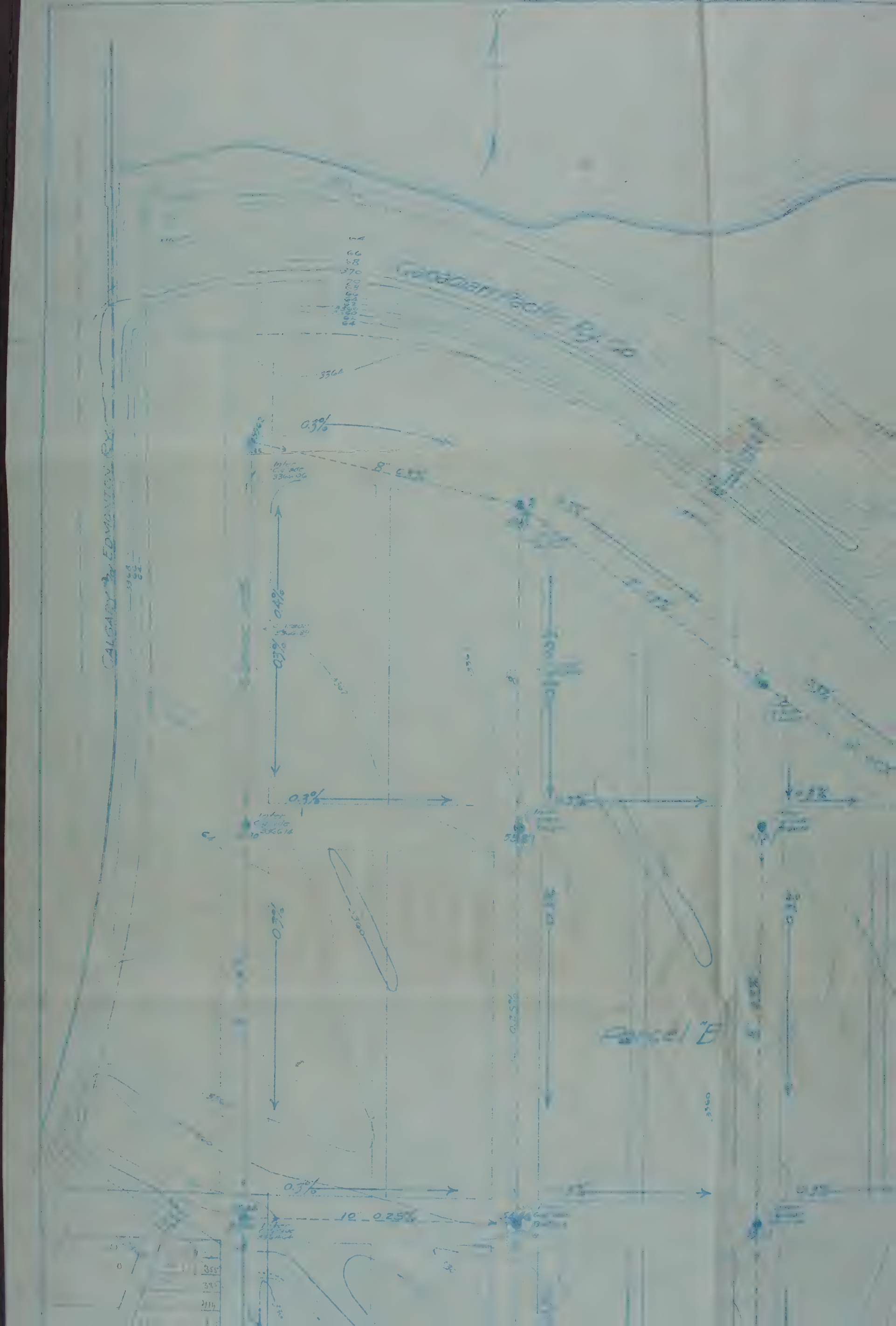
Drawn by S.H.F.	PEARCE ESTATE
Nov. 27, 1919	POSSIBLE SUBDIVISION OF THAT PORTION LYING EAST OF C.P.R. (C. & E. BR.)
INDEX NO.	SCALE, 1" = 100'
	CITY OF CALGARY
	OFFICE OF CITY ENGINEER.

931

[USGR-1974-169-931-002]

126-691-74

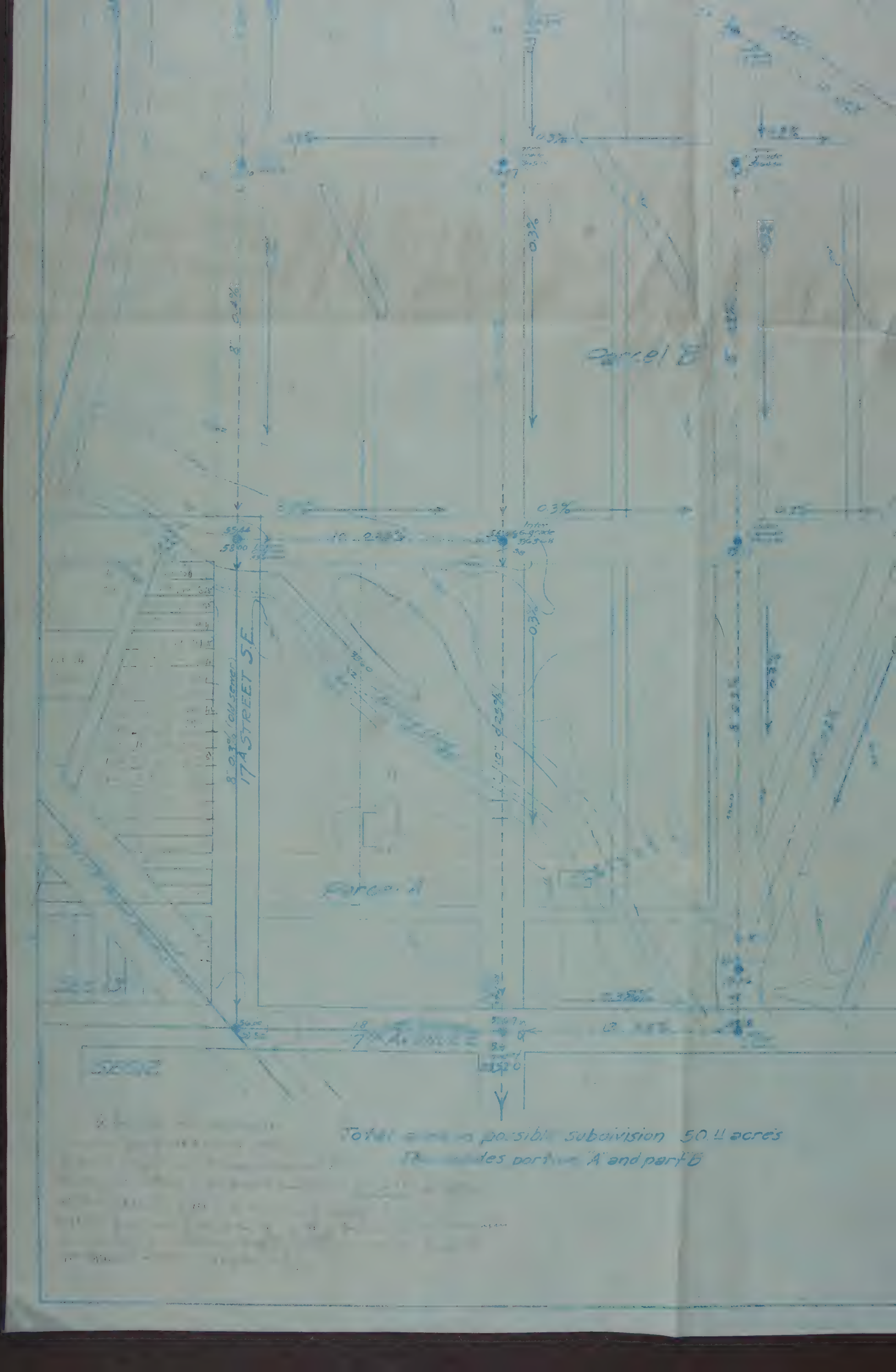
[UAA-


CALGARY & EDMONTON Ry
CALGARY & EDMONTON Ry
0.3%
0.3%
0.3%
0.3%
0.25%
0.25%
0.4%
8"
10"
12"
Intersection 336.36
Intersection 336.14
Intersection 335.89
Intersection 335.62
Intersection 335.62
Intersection 335.62

BOW RIVER

Subdivision 50.11 acres
on "A" and part "B"

y H.R.B	PEARSE ESTATE POSSIBLE SUBDIVISION OF THAT PORTION LYING EAST OF C.P.R. (C.&E. Sec.) CITY OF CALGARY OFFICE OF CITY ENG'R. SCALE 100'=1"	Approved by City Engr.
		File No (5) 16.A


0.3%
Parcel B
0.3%
0.3%
8" 0.4%
8" 0.3%
17A STREET S.E.
Parcel A
Total area possible subdivision 50.11 acres
Includes parcels A and part B

7-169-931

[UAA-1974-169-931-003]

PLAN
of
PEARCE ESTATE
and
Adjoining Property
Since 1887

STATE

Profiles of Lines shown on Plan

Line OA

Line OB

Line OC

Line OD

[UAA-1974-169-931-004]

PLAN
OF
PEARCE ESTATE
and
Adjoining Property
Scale 200ft = 1 In.

B O W

Roadway

Roadway

A
15347 sq

D
12642 sq
12632

C
227 sq

Seabury Ave

Frances St

C F A N B E I M S U Y X W T

12908 12969 12973

ESTATE

operty
to.

B o w

Roadway

50'

D

1297 sq

A

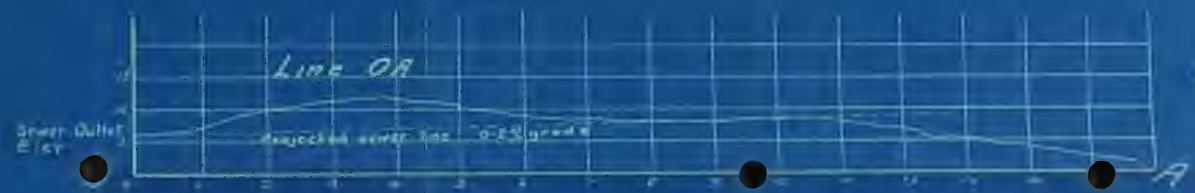
C

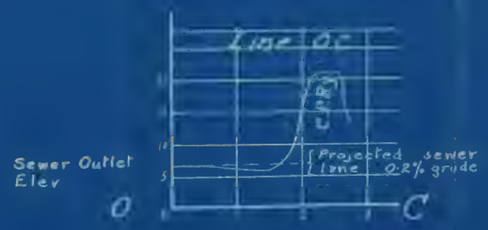
22.7 ac

Profiles of Lines shown on Plan

Present sewer outlets of O & P
Dotted lines show projected grades
of sewers to intercept outlets
outlets of O & P. Such grades are
of the minimum 0.2%. Average
depth below surface - 8.3 ft.

Scales { Vert 20 ft
Horiz 200 ft





Sewer
Bridge

Line PD
Sewer Outlet Elev
Projected sewer line
P
D

Line PE
Sewer Outlet Elev
Projected sewer line 0.2% grade
P
E

Line PF
Sewer Outlet Elev
Projected sewer line 0.2% grade
P
F

Frances

A D H L G P O R T V W O' P' R' S' T' U' V' W'

16th

17th

Sewer

Seventeenth Avenue

Sewer

Ninth

Sewer

Subway

Cushings Factory

Trunk

Sewer

Sewer

Sewer

WAP-1974-169-931-005

	Ww
1	420
2	420
3	400
4	390
5	380
6	370
7	360
8	350
9	340
10	330
11	320
12	310
13	300
14	290
15	280
16	270
17	260
18	250
19	240
20	230

	Vr
1	410
2	400
3	380
4	370
5	360
6	350
7	340
8	330
9	320
10	310
11	300
12	290
13	280
14	270
15	260

Zu	3800
T_1	3800
Ss	3800
P_{1A}	4400
P_1	4400
P_0	2600

508 cubic sq. ft.

$4 \times 20 \times 25 \times 7.5 = 4204$ cu. ft.

MUNICIPAL INDEBTEDNESS OF THE CITIES AND CHIEF TOWNS OF THE THRE

Graph № 1 = Population; № 2 = Total Debt; № 3 = Total Debt per Capita; № 5 = Utilities per Capita; № 9 = School Debt
Graph № 20 = General Indebtedness excluding Utilities, Property Owners share of Local Improvement Debt and General Public School

CITIES – ALBERTA

Graph № 1 Scale: 1" = 20,000

2.203
2.048

Graph № 2 Scale: 1" = 5,000,000

Graph № 3 Scale: 1" = 100

Graph № 5 Scale: 1" = 100

Graph № 9 Scale: 1" = 100

26.80
25.39

Graph № 20 Scale: 1" = 10

18.51
24.74
14.97

CITIES – MANITOBA

Graph № 1 Scale: 1" = 20,000

Graph № 2 Scale: 1" = 5,000,000

Graph № 3 Scale: 1" = 100

Brandon
P. la Prairie
St. Boniface
Winnipeg

192.01
187.83
234.15

Graph № 5 Scale: 1" = 100

Brandon
P. la Prairie
St. Boniface
Winnipeg

113.85
88.30

Graph № 9 Scale: 1" = 100

CITIES – SASKATCHEWAN

Graph № 1 Scale: 1" = 20,000

Graph № 2 Scale: 1" = 5,000,000

Graph № 3 Scale: 1" = 100

323.61

Graph № 5 Scale: 1" = 100

114.98

TOWNS – ALBERTA

Graph № 1 Scale: 1" = 20,000

Graph № 2 Scale: 1" = 5,000,000

265,605

Graph № 3 Scale: 1" = 100

Bassano
Macleod
Raymond
Redcliffe
Stettler
Taber
Vegreville
Vermilion

301.94
421.20
295.49
178.04
112.87

Graph № 5 Scale: 1" = 100

Raymond
Redcliffe
Stettler
Taber
Vegreville
Vermilion
Wainwright

189.34

Graph № 9 Scale: 1" = 100

Bassano
Blairmore
Camrose

15.60

Wainwright

Graph № 20 Scale: 1" = 10

Bassano

25.10
27.78

TOWNS – MANITOBA

Graph № 1 Scale: 1" = 20,000

Emerson
Killarney
Minnedosa
Morden
Neepawa

1,833
1,261

...SS OF THE CITIES AND CHIEF TOWNS OF THE THREE PRAIRIE PROVINCES

...otal Debt; Nº 3 = Total Debt per Capita; Nº 8 = Utilities per Capita; Nº 11 = School Debt per Capita; Nº 20 = ...% per annum on Total Debt per Capita; ... Utilities, Property Owners share of Local Improvement Debt and General Public School Debt less sinking Fund in all cases.

Nº 21

...(d).
...When the replies were received a statement was compiled ... and prior to 21st November a copy thereof was sent, ... marked (R), being those who replied, and those marked

In the former Graph, Local Improvements Debt was shown under a seperate heading. It has been deemed unnecessary to specify it thus, hence omitted in this.
The labor involved in the compilation of this would have ...

Calgary 15th March, 1918.

TOWNS - ALBERTA

Graph Nº 1 Scale: 1" = 20,000

Graph Nº 2 Scale: 1" = 5,000,000

Graph Nº 3 Scale: 1" = 100

Bassano
Blairmore
Camrose
Cardston
Castor
Coleman
High River
Lacombe
Macleod
Nanton
Pincher Creek
Raymond
Redcliffe
Stettler
...ville
...million
Wainwright

501.94
64.90
155.96
104.89
105.61
11.78
136.60
421.20
107.49
295.49
132.51
178.04
112.07
656.51

Graph Nº 5 Scale: 1" = 100

189.34
124.99

Graph Nº 8 Scale: 1" = 100

...ber
...egreville
...rmilion

Graph Nº 20 Scale: 1" = 10

27.78

TOWNS - MANITOBA

Graph Nº 1 Scale: 1" = 20,000

1.426
1.261
3.899

Graph Nº 4 Scale: 1" = 100

762.792
Pincher Creek 110.288

Graph Nº 9 Scale: 1" = 100

15.22

Graph Nº 20 Scale: 1" = 10

TOWNS - SASKATCHEWAN

Graph Nº 1 Scale: 1" = 20,000

Graph Nº 2 Scale: 1" = 5,000,000

127.923

Graph Nº 3 Scale: 1" = 100

107.68
275.59
284.62
224.03
147.85
61.47
161.93
53.46
248.94

Graph Nº 5 Scale: 1" = 100

149.47
134.07
122.30

Graph № 1 Scale: 1" = 100

Graph № 2 Scale: 1" = 100

Graph № 3 Scale: 1" = 100

Graph № 4 Scale: 1" = 100

Graph № 5 Scale: 1" = 5,000,000

Graph № 6 Scale: 1" = 100

Graph № 7 Scale: 1" = 100

Graph № 8 Scale: 1" = 100

TOWNS - MANITOBA

Graph № 1 Scale: 1" = 20,000

Graph № 2 Scale: 1" = 5,000,000

Graph № 3 Scale: 1" = 100

Graph № 9 Scale: 1" = 100

Graph № 10 Scale: 1" = 100

Utilities per Capita in Sequence.
Scale: 1" = 200

Total Debt per Capita less Utilities in Sequence.
Scale: 1" = 200.

School Debt per Capita in Sequence.
Scale: 1" = 200

Brandon 15.815
P. la Prairie 5.879
St. Boniface 1.418
Winnipeg 163.000

Graph Nº 2 Scale: 1" = 5,000,000

Graph Nº 3 Scale: 1" = 100

Brandon 192.01
P. la Prairie 187.83
St. Boniface 234.15
Winnipeg

Graph Nº 5 Scale: 1" = 100

Graph Nº 9 Scale: 1" = 100

Brandon 25.64
P. la Prairie 15.78
St. Boniface 28.54
Winnipeg

Graph Nº 20 Scale: 1" = 10

Brandon 9.64
P. la Prairie 9.39
St. Boniface
Winnipeg

CITIES – SASKATCHEWAN

Graph Nº 1 Scale: 1" = 20,000

Graph Nº 3 Scale: 1" = 100

Graph Nº 5 Scale: 1" = 100

N. Battleford 144.32
Moosejaw
Prince Albert 183.44
Regina 144.32
Saskatoon
Swift Current 24.03
Weyburn

Graph Nº 9 Scale: 1" = 100

N. Battleford 41.00
Moosejaw
Prince Albert
Regina 67.47
Saskatoon
Swift Current
Weyburn

Graph Nº 20 Scale: 1" = 10

Graph Nº 5 Scale: 1" = 100

Graph Nº 9

Macleod
Pincher Creek 21.84
Raymond
Redcliffe 139.34
Stettler
Taber
Vegreville 124.99
Vermillion

Graph Nº 20

Bassano 46.57
Blairmore 15.68
Camrose

Graph Nº 1 Scale: 1" = 20,000

Graph Nº 3

TOWNS – MANITOBA

Graph Nº 1 Scale: 1" = 20,000

Minnedosa 1.833
Morden 1.261
Neepawa
Selkirk 3.899
Souris 1.846
Transcona 3.356
Virden 1.618

Graph Nº 2 Scale: 1" = 5,000,000

Carman 104.421
Dauphin
Emerson
Killarney
Morden
Neepawa
Selkirk 373.839
Souris 266.892
The Pas
Transcona 103.367
Virden 58.72

Graph Nº 3 Scale: 1" = 100

Total Debt per Capita in Sequence.

Scale: 1" = 200

Alta.	Edmonton	563.92
"	Wainwright	555.57
"	Bassano	501.94
Sask.	Medicine Hat	494.85
Alta.	N. Battleford	455.36
"	Lethbridge	439.96
Sask.	Saskatoon	427.89
Alta.		421.20
		1.34
Sask.	Moosejaw	
"	Humboldt	367.34
"	Weyburn	358.48
Alta.	Wetaskiwin	323.41
Sask.		299.39
	Estevan	
	Canora	284.62
		275.53
		248.94
		247.58

74-169- 934.2

7--09- 934.2

C.934.2

[WAA-1974-169-934-002-001]

9.3.4.1

BOW

RIVER

RANGE-E

RANGE-D

RANGE-C

RANGE-B

RANGE-A

RANGE-F

RANGE-G

RANGE-H

RANGE-I

RANGE-K

A

D

O W

R I V E R

LEGEND

1- Approximate Area
2- D‡ Surface Elevation
3- Surface Elevation when graded at 4% from 72.46

RANGE-B

RANGE-A

RANGE-G

RANGE-H

RANGE-I

RANGE-K

D

C

RANGE-K

RANGE-L

RANGE-M

RANGE-N

RANGE-O

RANGE-P

RANGE-Q

A

B

C

Scale - 1"=100'

RANGE-K

RANGE-L

RANGE-M

RANGE-N

B

74-169 -936

Item 93-

[WAR-1974-169-936-001]

MAP OF A PORTION OF THE CITY OF CALGARY

Scale - 2 Inches = 1 Mile

5.

Area shown represents all that portion of Calgary lying east of North & South centre lines of Secs. 35, 26, & 23, and that portion of 14 north of the Bow River and South & East of Bow, all that portion lying east of Elbow River - divided into 73 parcels.

MAP OF A PORTION OF THE CITY OF CALGARY

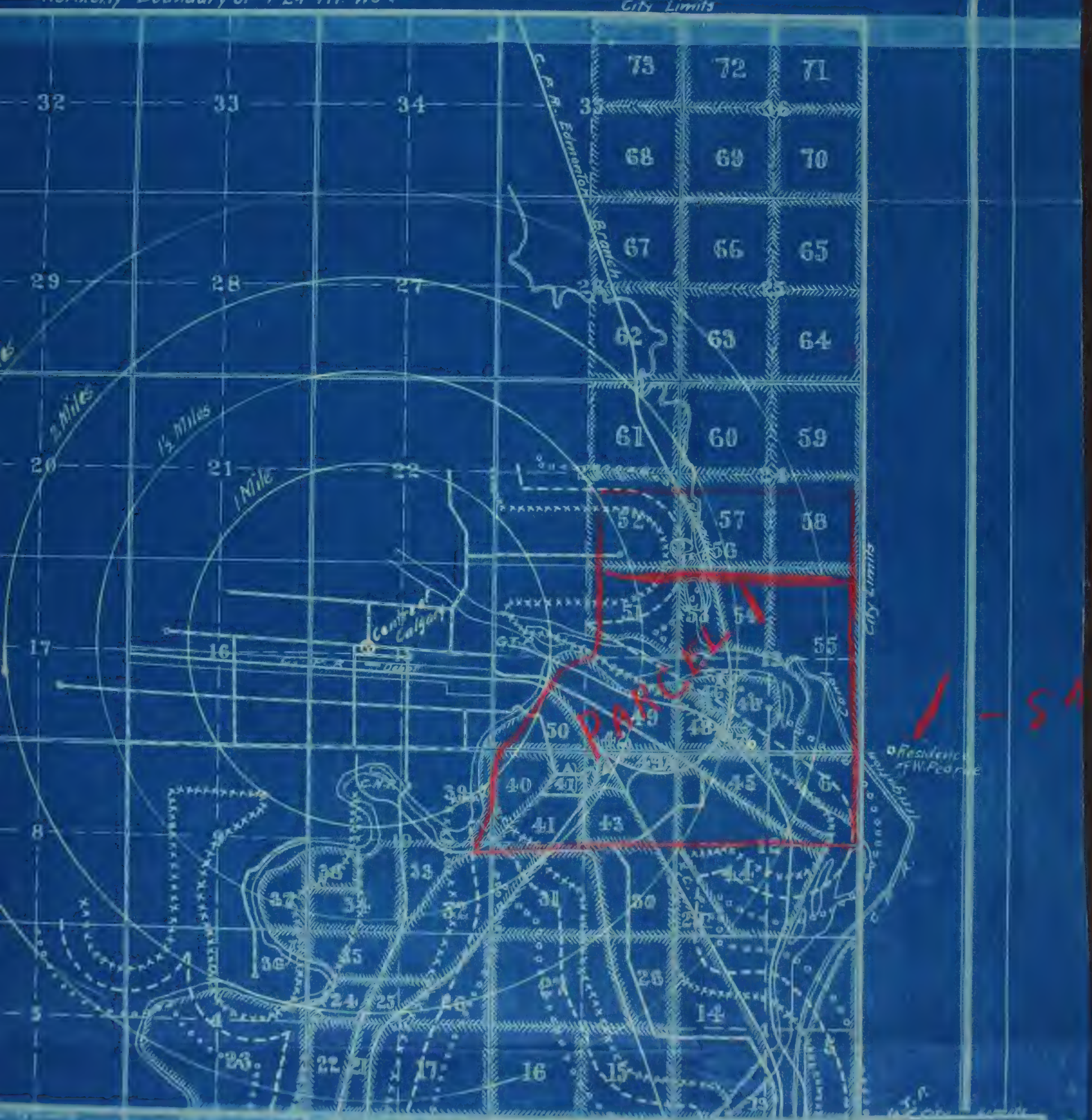
Scale - 2 Inches = 1 Mile

that portion of Calgary
centre lines of Secs. 35, 26, & 23,
th of the Bow River and
portion lying east of Elbow River -

5.

Northerly Boundary of T 24 - R 1 - W 5th

City Limits



PARCEL

1 - 5 A

of Street Railway

LEGEND

xxxx_ Area within ¼ Mile of Street Railway

----_ " " ⅜ " " "

oooo_ " " ½ " " "

1-73_ Parcels.

74-169- 940

940

940

[USA-1974-169-940-001]

[UAA-1974-

BOW BEND SAND & GRAVEL COMPANY

Parcel "C" 22·80 Acres, Parcel "D" 23·27 Acres combined = 46·07 Acres

As per Assessment 1921, "C" is No. 12741 and "D" No. 12742

Combined Assessment = $18420.00 or $399·83 per Acre.

EXIBIT A.

SCHEDULE.

Note. Interest at 8% per annum payable half Yearly, or 4% for each six months.

Number	Subject	1917	1918	1919	1920	Up to 1st July 1921
1	Year					
2	Mill Rate as at the 31st Dec. of each year. Being 10% off for payment prior to the 1st Oct. plus interest for three months which works out:- "Mill Rate x 0·918	18·25	28·46	32·64	41·08	22·86
3	Cash Value per acre at 1st January of each year, if sold on 1st July 1921 at $400.00 per acre allowing taxes at Mill Rate in No. 2 and interest: No interest on taxes subsequent to 31st Dec. 1920 taken into account.	$ 256·25	279·22	308·55	341·80	373·83
4	Taxes per acre as at the 31st December of each year, being No. 2 x No 3	$ 4·677	7·947	10·071	14·041	8·546
5	Taxes for 46·07 Acres, area of whole.	$ 215·47	366·12	463·97	646·87	393·71
6	Total % to be added, based on 6% per annum from 1st Jan. 1918 to 30th April of that year and from latter date up to 1st July 1921 at 8% per annum, not compounded.	27⅓%	20%	12%	4%	
7	Amount No. 5 x No 6	$ 58.90	73·22	55·67	25·87	
8	Amount as at 1st July 1921 being No 5 + No 7	$ 274·37	439·34	519·64	672·74	393·71
	TAXES AS DEMANDED BY THE CITY					
9	Amount	$ 672·09	786·16	930·28	824·37	
10	Amount on basis of No. 6 as per City's Statement	$ 183·70	157·23	101·03	32·77	
11	Total as at July 1st 1921, being No 9 + No 10	$ 855·79	943·39	1008·31	857·14	
12	City Assessment per Acre, combining the Two Parcels	$ 550·59	550·59	550·59	377·87	379·83

Totals of No 5	1917-20 inclusive	$ 1692·43	(If Carried to 1st July on estimated Mill-Rate for 1921 =	$ 2086·14	being	$ 393·81	added.
" " " 9	" " "	3182·90	"	3603·76	"	421·86	"
" " " 8	" " "	1906·09	"	2279·80	"	373·71	"
" " " 11	" " "	3664·83	"	4086·69	"	421·86	"
Difference between No 5 & No 9		1490·47	"	1517·62			
" " " 8 " " 11		1758·74	"	1786·89			

1st Oct. 1917 to 1st July 1921 = 3 Years and 9 months

Interest at 4% each 6 months, $1 Amounts to 1·337

$ 672·09 Taxes for 1917 paid less 10% = $604·89 x 1·337 = $808·74

The Taxes for 1917 were paid after deducting 10% and allowing interest at 4% each 6 months they amount to $808·74 as on 1st July 1921.

Note: The Formula adopted for ascertaining No 3 is as follows:

$A = P(1+r)^t$ Note. A = Amount; P = Principal;
r = rate percent per term;
t = number of terms.

EXIBIT A.

for each six months.

8	1919	1920	1921
46	32·64	41·08	22·86
	388·88	341·80	173·83
7	18·071	18·041	8·546
	463·97	496·87	323·71
	18%	4%	
	55·63	25·87	
	519·64	672·74	353·71
	798·28	864·37	
	103·03	32·27	
	1008·31	857·34	
	320·67	577·87	373·83

Estimated Mill-Rate for 1921 = $ 2086·14 being $ 393·81 added

	"	"	3603·74	" "
	"	"	2299·80	" "
	"	"	4086·43	" "
	"	"	1517·62	
	"	"	1786·89	

308·74

interest

921.

PORTION OF S½ 13-14-1 W 5TH SOUTH & WEST OF BOW RIVER

B O W

C P R

Possible Subdivision of that portion lying East of C.P.R. Main Line in City of Calgary

Approved by

City Engineer

Chief Engineer

	1919	1920	Up to 1st July. 1921
96	32·64	41·08	22·86
22	308·55	341·80	373·83
7	10·071	14·041	8·546
2	465·37	546·87	393·71
	12%	4%	
2	55·67	25·87	
94	519·64	672·74	393·71
	700·28	824·37	
3	108·03	32·97	
9	1008·31	857·34	
7	550·59	399·87	399·83

Estimated Mill-Rate for 1921 = $ 2086·14 Saving $ 393·81 added to

		3603·76	421·82 " "
		2279·80	373·71 " "
		4086·69	421·86 " "
		1517·62	
		1786·89	

808·34

reserved

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	Year	1917	1918	1919	1920	Up to 1st July 1921
2	Mill Rate as at the 31st Dec. of each year. Being 10% off for payment prior to the 1st Oct plus interest for three months which works out:- "Mill Rate x 0.918	18.25	28.46	32.64	41.08	22.86
3	Cash Value per acre at 1st January of each year, if sold on 1st July 1921 at $400.00 per acre allowing taxes at Mill Rate in No 2 and interest. No interest on taxes subsequent to 31st Dec. 1920 taken into account.	$ 256.25	279.22	308.55	341.80	373.83
4	Taxes per acre as at the 31st December of each year, being No. 2 x No 3	$ 4.677	7.947	10.071	14.041	8.546
5	Taxes for 46.07 Acres, area of whole.	$ 215.47	366.12	463.97	646.87	393.71
6	Total % to be added, based on 6% per annum from 1st Jan. 1918 to 30th April of that year and from latter date up to 1st July 1921 at 8% per annum, not compounded.	27⅓%	20%	18%	4%	
7	Amount No. 5 x No 6	$ 58.90	73.22	55.67	25.87	
8	Amount as at 1st July 1921 being No 5 + No 7	$ 274.37	439.34	519.64	672.74	393.71
	TAXES AS DEMANDED BY THE CITY					
9	Amount	$ 672.09	756.16	900.28	884.87	
10	Amount on basis of No. 6 as per City's Statement	$ 183.70	157.83	103.03	92.77	
11	Total as at July 1st 1921, being No 9 + No 10	$ 855.79	913.99	1006.31	957.34	
12	City Assessment per Acre, combining the Two Parcels	$ 550.59	550.59	550.59	799.47	399.83

Totals of No 5	1917-20 inclusive	$ 1692.43	(If Carried to 1st July an estimated Mill-Rate for 1921 =	$ 2086.14	being	$ 393.81	added.
" " " 9	" " "	3182.90	"	3603.76	"	421.86	" "
" " " 8	" " "	1906.09	"	2299.80	"	393.71	" "
" " " 11	" " "	3664.83	"	4086.67	"	421.84	" "
Difference between No 5 & No 9		1490.47	"	1517.62			
" " "8 " "11		1758.74	"	1786.89			

1st Oct. 1917 to 1st July 1921 = 3 Years and 9 months
Interest at 4% each 6 months, #1 Amounts to 1.337
$ 672.09 Taxes for 1917 paid less 10% = $604.89 x 1.337 = $808.74

The Taxes for 1917 were paid after deducting 10% and allowing interest at 4% each 6 months they amount to $808.74 as on 1st July 1921.

Note: The Formula adopted for ascertaining No 3 is as follows:-

$$A = P(1+r)^t$$

Note. A = Amount; P = Principal;
r = rate percent per term;
t = number of terms.

[DAA-1974-169-940-004]

EXHIBIT "D"

BOW BEND SAND & GRAVEL COMPANY

Parcel "C" 22.80 Acres, Parcel "D" 23.27 Acres; combined - 46.07 Acres

As per Assessment 1921 "C" is № 12741 and "D" № 12742

Combined Assessment - $184.20 or $ 399.83 per Acre

Working out the Assessment on the Basis suggested.

and

Comparing it with Valuations as arrived at in A which are based on net Values at date if land sold at 1st July 1921 at $400.

SCHEDULE

Note:- Interest at 8% per Annum payable Half Yearly, or 4% for each six months

Number / Subject	Year	1917	1918	1919	1920	Up to 1st July 1921
2	Mill Rate as at the 31st Dec of each year Being 10% off for payment prior to the 1st Oct plus interest for three months which works out :- "Mill Rate x 0.918"	18.25	28.46	32.64	41.08	22.86
3	Price asked for on 1st Jan 1917 and if sold at 1st Jan of any subsequent year what it nets Owner, allowing Taxes and interest	$400	$360.19	$317.55	$274.80	$231.16
4	Assumed Assessment based on foregoing	17.35	28.91	31.20	35.60	22.86
5	Assessment taking № 3 and allowing interest and taxes up to 1st July For taxes using assumed Assessment.	$384.15	$345.75	$304.77	$263.74	$221.71
6	Interest at 4% for each 6 Months on $400, for one year, the price placed on Property at 1st Jan. 1917.	32.80	32.80	32.80	32.80	32.80
7	Taxes № 5 x № 2	7.01	9.84	9.95	10.84	5.56
8	№ 3 - (6+7) which is what is netted at the 31st Dec of each year if sold at amount in № 3	360.19	317.55	274.80	231.16	
9	Total of № 7 as at 1st July 1921, compounded at 4% each 6 months	9.23	11.98	11.19 / 40.23	11.27	5.76
10	Taking № 5 in A and allowing for interest and taxes up To 1st July. For Taxes using assumed Assessment.	£46.09	£68.02	£96.15	£126.03	£160.55
11	№ 10 x № 2 Taxes for year	4.48	7.53	8.07	13.48	8.20
12	№ 11, compounded as was done in № 9	5.91	9.29	10.88 / 40.30	14.02	8.20

Note that carrying out the suggested system over 4½ years, the difference between № 9 and 12 is 83.8 cents on a Valuation originating at $400.00.

The following Formula applied to № 3 produces № 5, and to № 8 produces № 10.

Let 'A' = Assessment; B = Mill Rate; & C = Value at 1st Jan. of that year.

Then : $A + \frac{4A}{100} + \frac{B \times A}{2} = C$

940

[WAA-1974-169-940-003]

Taxes (Not including Provincial or Local Improvement Taxes) of the Bow Bend Sand & Gra
as per assessment, 1920 Nos 12741 and 12742 on the S½ Sec. 13 Tp. 24 Rge. 1 W. of 5th
Corporation of the City of Calgary.

Interest 8% per annum payable Half Yearly, or 4% for each six months.

Number	Subject						
1	Year	1912	1913	1914	1915	1916	1917
2	Mill Rate as at the 31st Dec. of each year. Being 10% discount for payment prior to the 1st Oct. plus interest for three Months which works out:- "Mill Rate x 0·918" Also 25% discount on Assessment for the Years 1915-16-17	11·47	17·22	19·05	13·43	14·72	18·25
3	Assessment per acre.	$ 3299	3581	2945	1861	626·20	550·50
4	Amount of Taxes per acre being No 2 x No 3 as at 31st Dec. of each year.	37·84	61·65	56·10	24·99	9·31	10·04
5	Amount as at 1st July 1921, from 31st Dec. of each year	1·9479	1·8009	1·665	1·5394	1·423	1·316
6	The sum the Taxes amount to at 1st July 1921. No 4 x No 5	73·71	111·03	93·41	38·47	13·29	13·21
7	Taxes No. 6 Years 1912 to 1917 inclusive = $ 343·12						
8	Legal Expenses per Acre compounded to date. 170·00						
9	Total Costs up to 31st Dec. 1917 as at 1st July 1921 = 513·12						
10	Note:- If the Legal Costs had not been incurred, the property would have been assessed at so much a higher rate as would have amounted to many times the said Legal Costs The persistancy of making assessments greater than Value is strikingly shown in assessments of 1917, 1918 & 1919. Although appealed in each year, the assessment was maintained at $ 550.50 although offered at $ 400.00 Bearing in mind the Oath of the Assessor, how can he assess it at higher rate than offered and no Purchasers?						

(Not including Provincial or Local Improvement Taxes) of the Bow Bend Sand & Gravel Co's. Property
assessment, 1920 Nos 12741 and 12742 on the S½ Sec. 13 Tp. 24 Rge. 1 W. of 5th M. in the
tion of the City of Calgary.

interest 8% per annum payable Half Yearly, or 4% for each six months.

	1912	1913	1914	1915	1916	1917	1918	1919	1920	To 1st July 1921.
Being 10% discount for payment prior to the 1st Oct.										
out:- " Mill Rate x 0·918"	11·47	17·22	19·05	13·43	14·92	18·25	28·46	32.64	41·04	22·86 Estimated
Years 1915-1691 7										
	$ 3299	3581	2945	1861	626·20	550·50	550·50	550·50	400	400
x No 3 as at 31st Dec. of each year	37·84	61·65	56·10	24·99	9·34	10·04				
31st Dec of each year	1·9479	1·8809	1·665	1·5394	1·623	1·316	1217	1·215	1·04	
1st July 1921. No 4 x No 5	73·71	111·03	93·41	38·47	13·29	13·21				

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Interest 8% per annum payable Half Yearly, or 4% for each six months.

Number	Subject						
1	Year	1912	1913	1914	1915	1916	191
2	Mill Rate as at the 31st Dec. of each year. Being 10% discount for payment prior to the 1st Oct. plus interest for three Months, which works out:- "Mill Rate x 0.316" Also 25% discount on Assessment for the Years 1915-16 & 17	11·47	17·22	19·05	13·43	14·92	18·
3	Assessment per acre.	$ 3299	3581	2945	1861	626·20	550·
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copy sent to
W J S Walker
S. K Pearce
Mr. Moffat
17/1/21

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UAA-1974-169-940-002

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